



# Research Park *PLAZA IV*

***PREMIER WORKPLACE FOR MODERN PROFESSIONALS***



# Overview

## **ADDRESS**

12301 Research Boulevard  
Austin, TX 78759

## **SUBMARKET**

Northwest Austin

## **SF AVAILABLE**

Suite 290 - 4,050 SF\*

Suite 450 - 23,514 SF

\*Spec Suite

## **TOTAL SF**

186,028 SF

## **PARKING**

4.88 : 1,000



**2 /// PREMIER WORKPLACE FOR MODERN PROFESSIONALS**



# Features

- Outdoor courtyard with kitchen, patio seating, and bocce ball court
- Covered parking
- On-site management
- Locker room and showers
- BOMA 360 Performance Building by BOMA International



# Drive Times



## ABIA AIRPORT

20 miles & 30 minutes



## DOWNTOWN AUSTIN

12 miles & 19 minutes



## ARBORETUM & ARBOR WALK

2 miles & 4 minutes



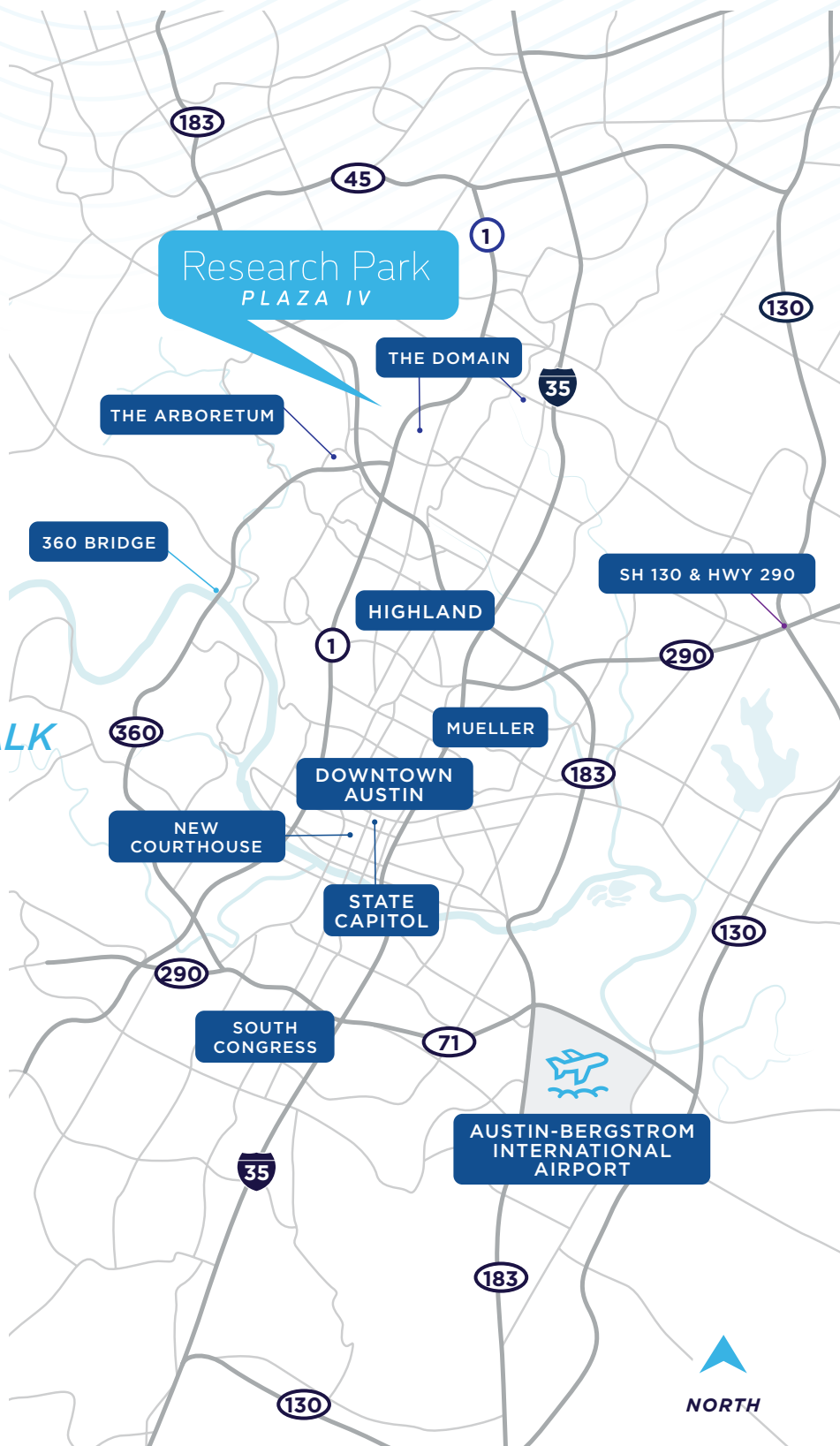
## THE DOMAIN

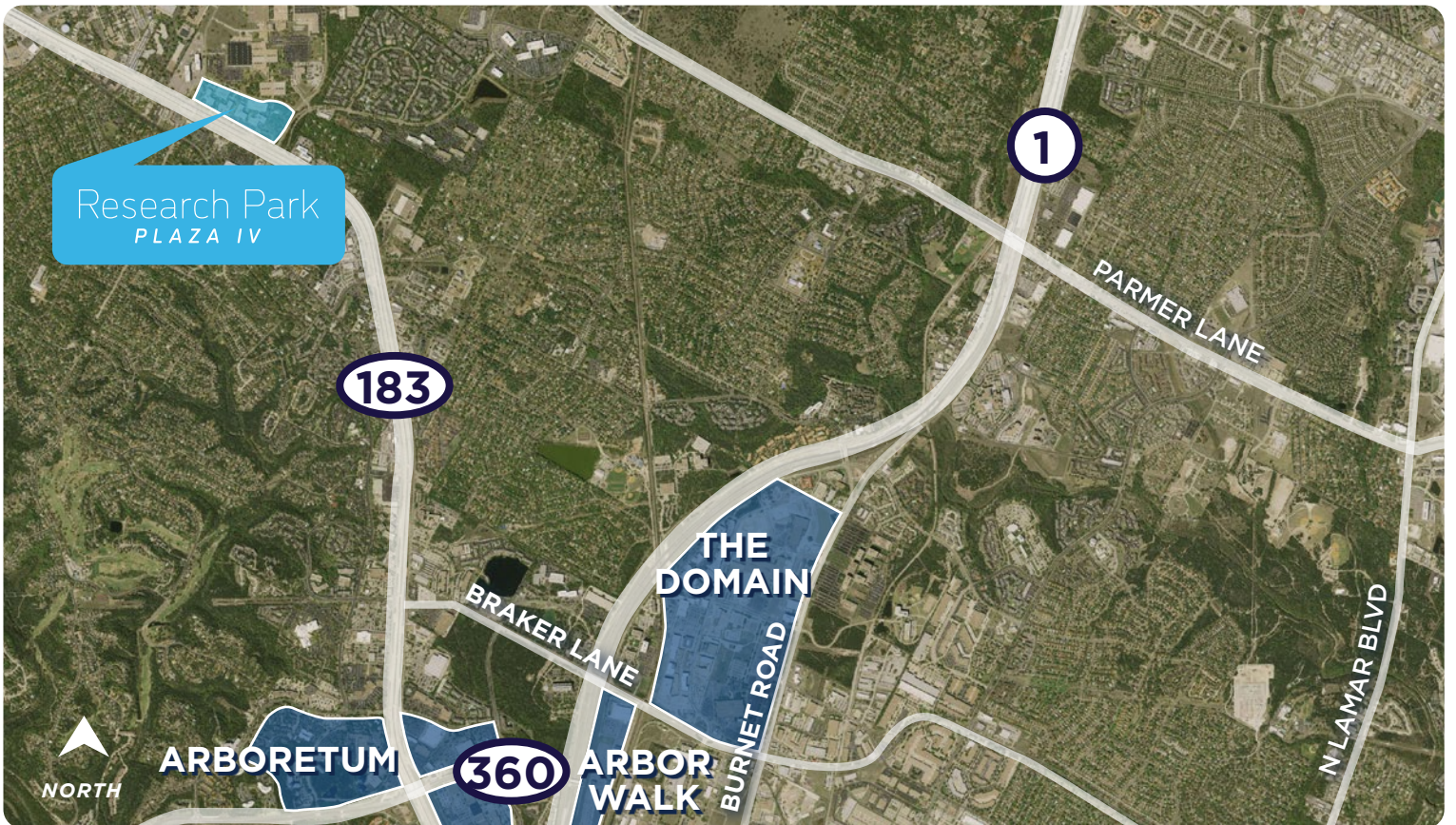
2 miles & 5 minutes



## UNIVERSITY OF TEXAS

10 miles & 16 minutes

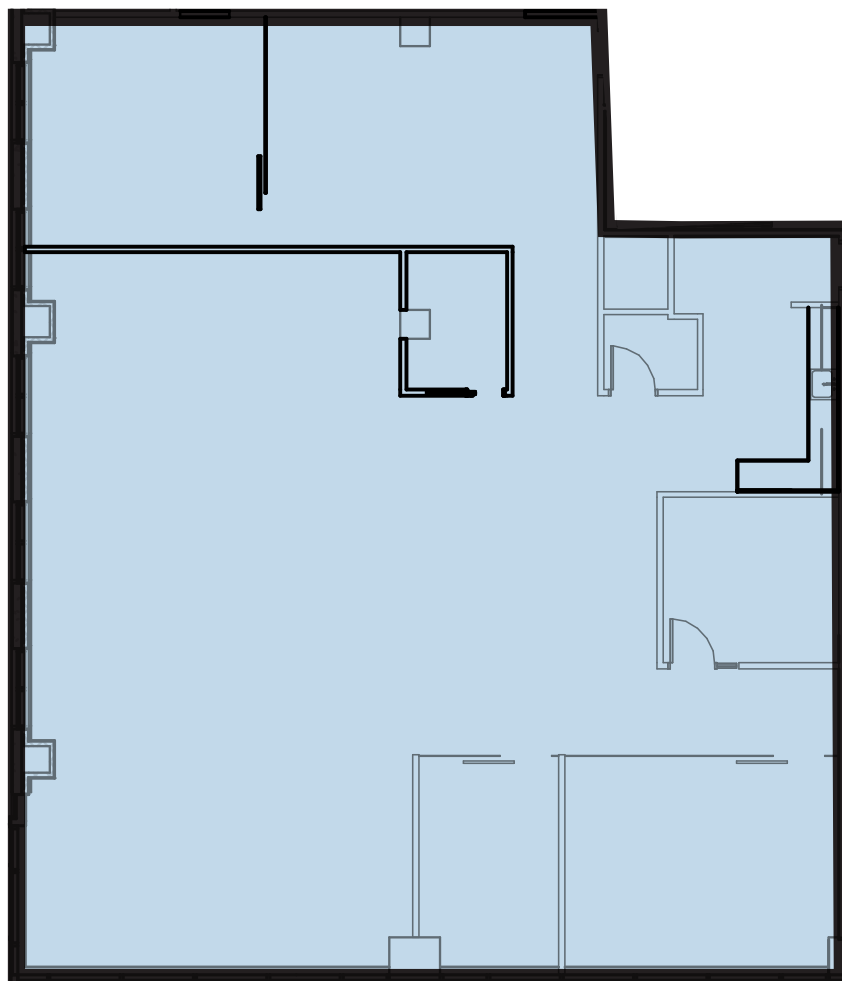
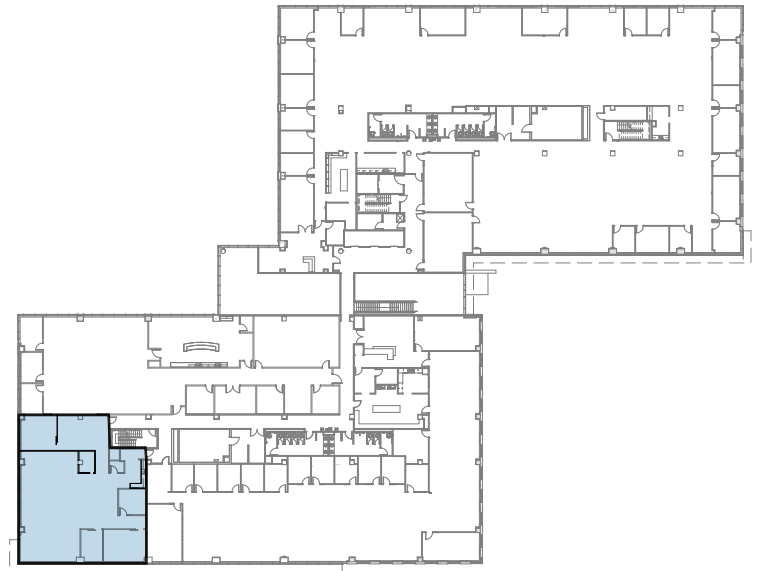






# Building IV

SECOND FLOOR  
SPEC SUITE  
SUITE 290  
4,050 SF

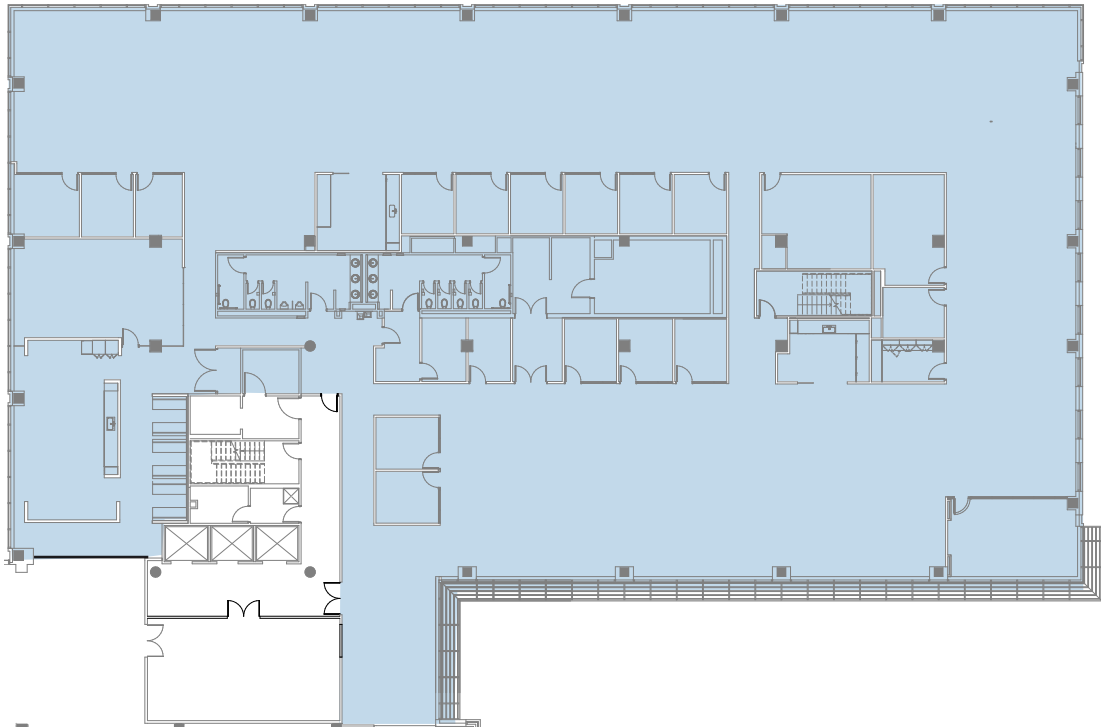




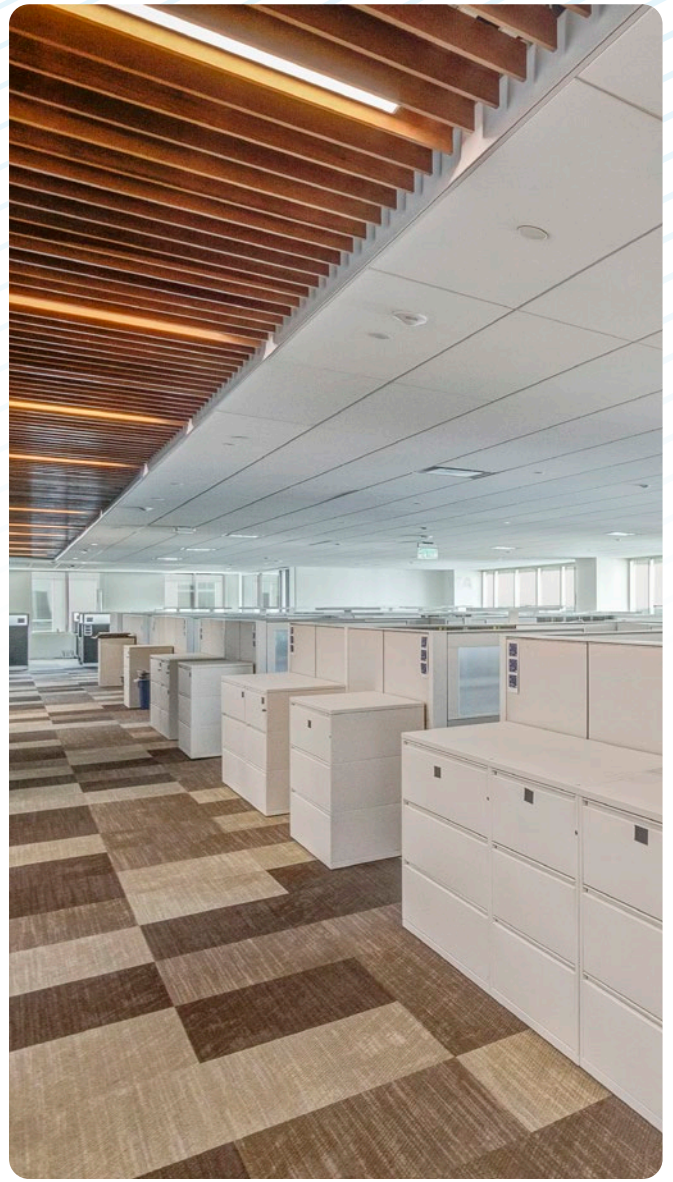


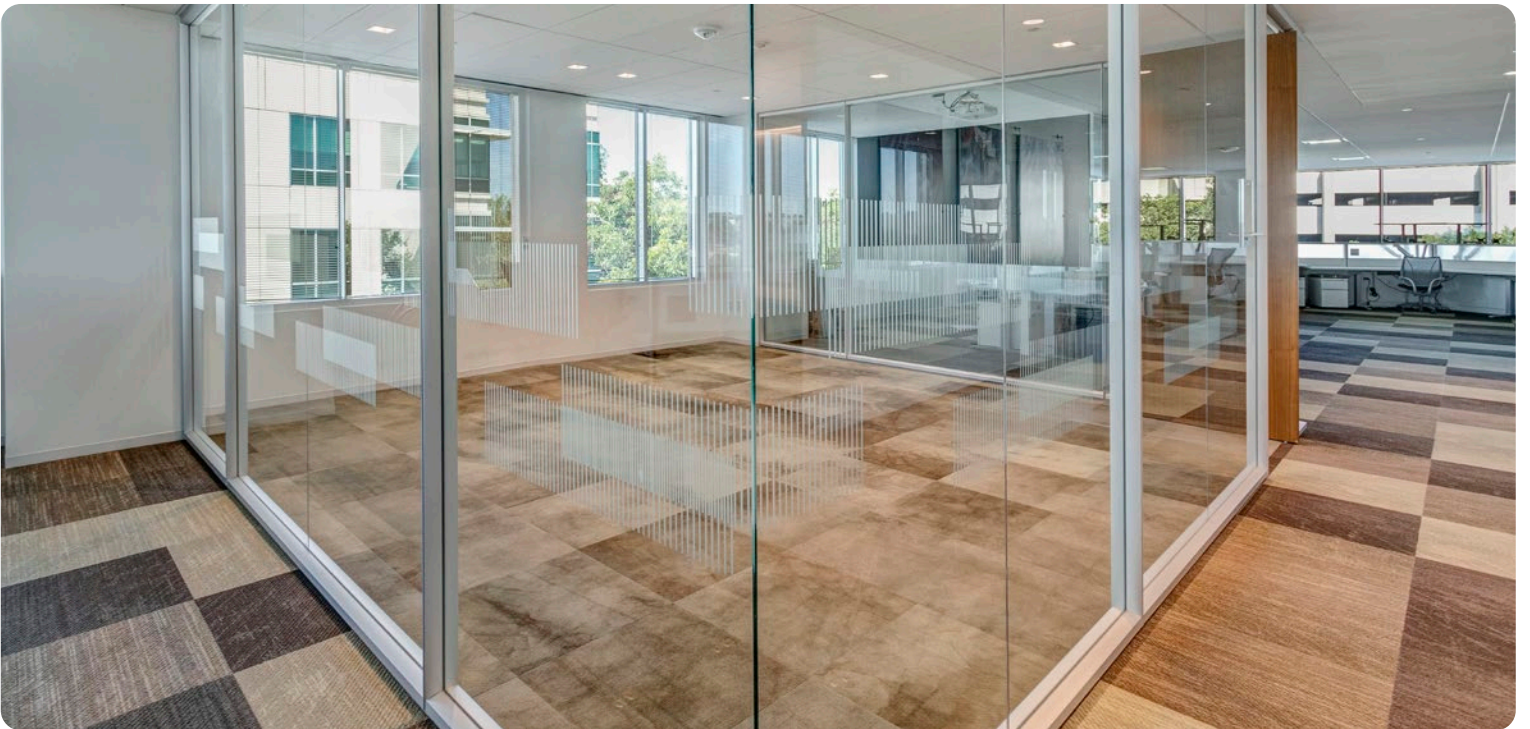
# Building IV

FOURTH FLOOR  
SUITE 450  
23,514 SF

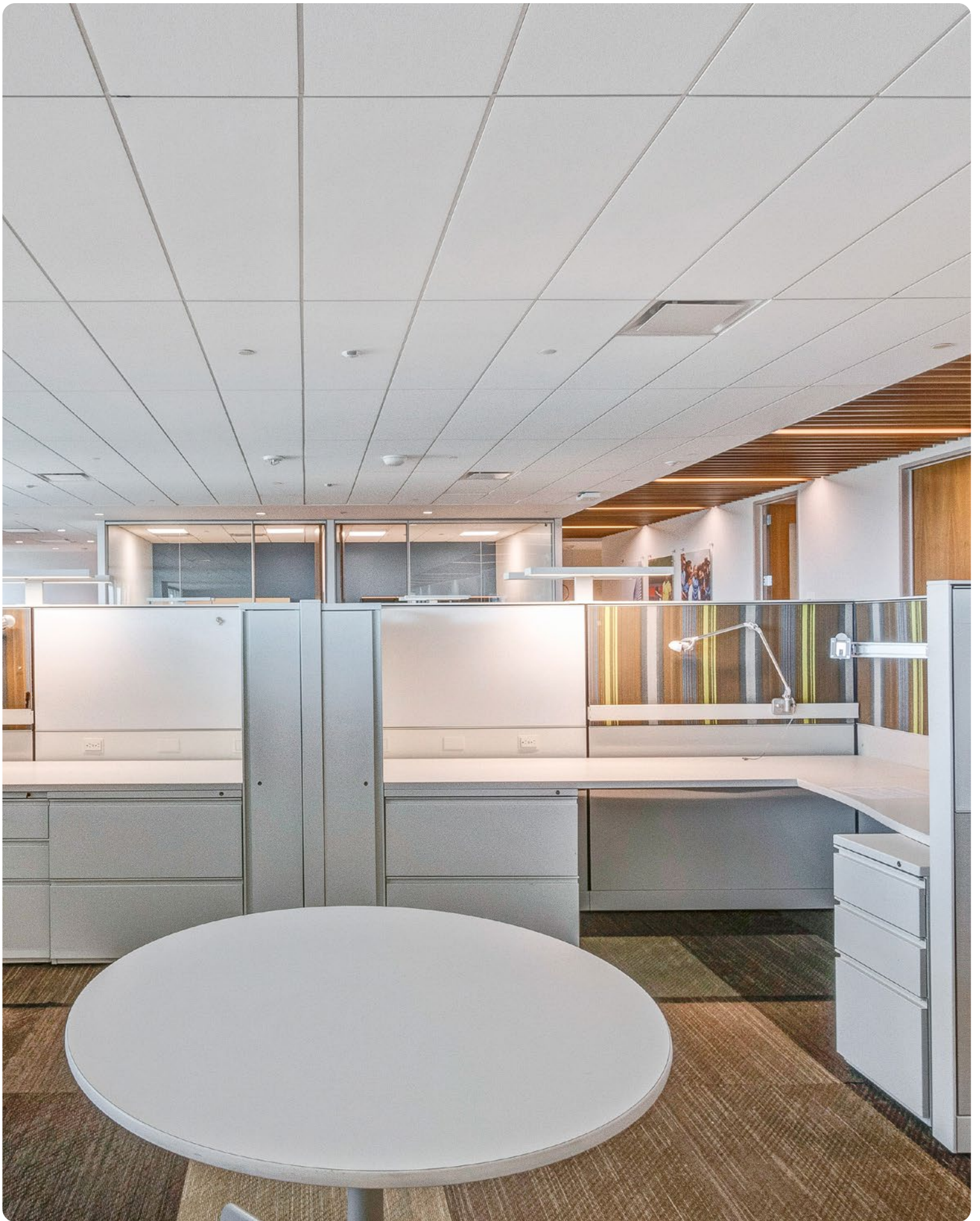












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**FOR MORE INFORMATION,  
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